

1 BILL NO. G-85-06-12

2 GENERAL ORDINANCE NO. G-

3 AN ORDINANCE amending Ordinance
4 Number G-10-84 dealing with His-
5 toric Preservation Districts.

6 WITNESSETH:

7 WHEREAS, the Common Council of the City of Fort Wayne,
8 Indiana, by passage of Ordinance Number G-10-84 has created a new
9 chapter (Chapter 34) of the Municipal Code of this City entitled
10 "Historic Preservation and Protection Districts."

11 WHEREAS, Chapter 34 of the Municipal Code provides a
12 procedure by which areas may be designated as "Historic Districts."


13 WHEREAS, G-10-84 needs to be amended to reflect the ad-
14 ditional designation of certain areas as Historic Districts.

15 NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF
16 THE CITY OF FORT WAYNE, INDIANA:

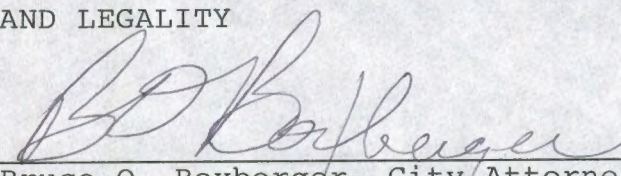
17 SECTION 1. The area listed on the attached Exhibit "A"
18 (West Central Local Historic District - Expansion), is hereby made
19 an Historic Preservation District, and in that regard Ordinance
20 Number G-10-84 is hereby amended by adding thereto at Section 34-
21 14(b) thereof the designation herein made. A copy of Exhibit A is
22 attached hereto and made a part hereof.

23 SECTION 2. The map submitted herewith as contained in
24 Exhibit A is approved and it is noted that all legal steps have
25 been taken by the Historic Preservation Review Board.

26 SECTION 3. That this Ordinance shall be in full force
27 and effect from and after its passage and any and all necessary
28 approval by the Mayor.

29 
Councilmember

30 APPROVED AS TO FORM
31 AND LEGALITY

32 
Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by Redd, seconded by Stier, and duly adopted, read the second time by title and referred to the Committee Regulation (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ .M., E.

DATE: 6-11-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Redd, seconded by Stier, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	<u>0</u>	_____	<u>1</u>	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	_____	_____	_____	<u>✓</u>	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 6-25-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. D-16-85
on the 25th day of June, 1985,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK





Mark E. GiaQuinta
PRESIDING OFFICER

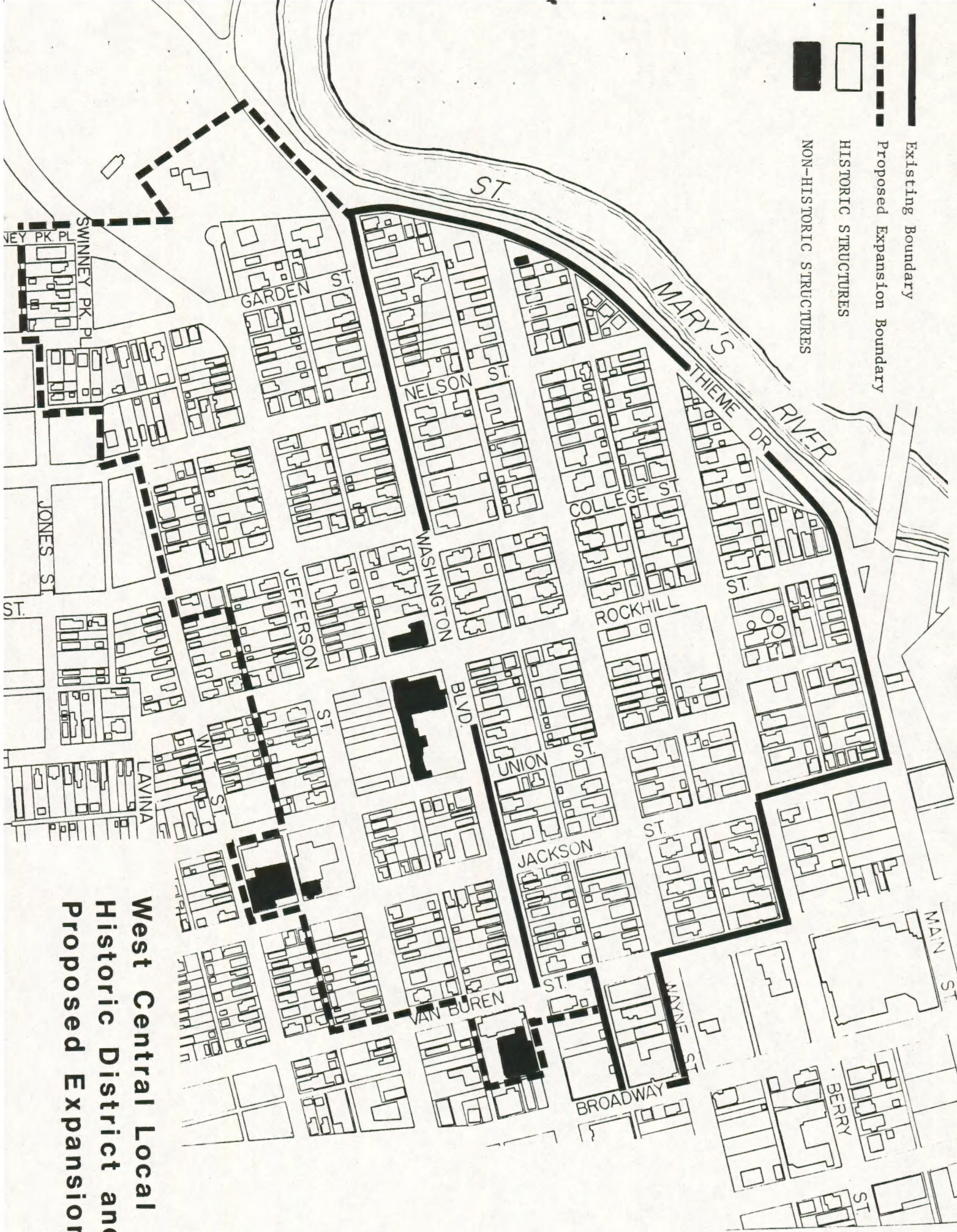
Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 26th day of June, 1985, at the hour of 11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 26th day of June, 1985, at the hour of 3:00 o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

-  Existing Boundary
-  Proposed Expansion Boundary
-  HISTORIC STRUCTURES
-  NON-HISTORIC STRUCTURES



**West Central Local
Historic District and
Proposed Expansion**

STAFF REVIEW OF
HISTORIC DISTRICT PETITION

Applicant: Petitioners from the West Central
Neighborhood

Property: Multiple properties within the geo-
graphic area shown on the attached map.

Property Area: Multiple owners as listed on petition.

Date of HPRB Review: April 18, 1985 and May 16, 1985.

Proposal:

The West Central Neighborhood Association is seeking historic district designation for approximately 23 blocks immediately south of the existing boundary of the West Central Local Historic District.

Reason For Petition:

The petitioners are requesting local Historic District designation so that the area's architectural and historic character can be protected under the conditions of the Ordinance which require that a Certificate of Appropriateness be issued by the Historic Preservation Review Board before any conspicuous exterior changes are made to the structures.

Cultural Resource Survey Information:

Rating: Ranges from C/9 to 0/13 (13 is highest number
possible; C is contributing; 0 is out-
standing)

Estimated Date: Ranges between late 19th century to early
20th century.

Style: Residential and religious properties; many
significant architectural styles are repre-
sented.

Condition: Ranges from fair to excellent

Integrity: Ranges from unaltered to major alteration

The proposed expansion is located in a double cross-hatched area of the survey indicating strong potential for historic district designation. Within this area, approximately 94 buildings are individually rated with a C-9 or better.

STAFF COMMENTS

The City's Ordinance #G-10-84 provides for the creation of multiple property Historic Districts. Although only one criteria is required by the Ordinance, this area meets seven out of ten historic and architecturally worthy criteria. (Refer to Article III, Section 34-5, (d), (1) a & c, and (2) a,b,c,f, & g of the Ordinance). Several explanatory points are listed below.

1. The area within the proposed district boundaries represents a major concentration of historically and architecturally significant buildings erected and remaining in Fort Wayne.
2. There exists an unusually diverse collection of late 19th century and early 20th century architectural styles. Several examples, Federal and Greek Revival, are very rare in Fort Wayne and are in danger of becoming extinct. There are also a few pre-Civil War cottages in the district.
3. There are examples of homes designed by Fort Wayne's best architects of the day, Wing and Mahurin and Charles Weatherhogg.
4. The area is one of the most cohesive examples of a 19th century neighborhood remaining in Fort Wayne. There are few vacant lots within this area.
5. Of the 52 buildings rated #13 as outstanding in the Cultural Resources Survey, 29 are in West Central. Of the 68 properties rated #12 (highly significant) in West Central alone, 12 are located within the expanded area.
6. The area has been listed on the National Register of Historic Places for its architectural and historical significance.

The petitioners have collected signatures of support from the owners of 58.6% of the 181 lots within the expansion; 39.4% were not available for contact; and 2% declined to support the petition. However, no minimum percentage of supporting petitioners is required to establish a local Historic District.

The West Central Local Historic District is a cohesive representative collection of Fort Wayne's residential building stock. Dating from the early decades of the 19th century, the character of the district is strengthened through the compatibility of architectural design, workmanship, scale, materials, setting, and historical association which lend themselves to a feeling of time and place.

The proposed expansion is basically a rectangular district which lies within a larger National Register District. In simple terms, Van Buren Street, on the east, Washington Street to the north (southern boundary for the existing local district), the

present National Register boundary along the west and southwest, and the alley along the southeast define the proposed district.

The area under consideration is comprised of 181 properties with buildings constructed primarily between the mid-nineteenth and early twentieth centuries. A smooth and subtle transition exists between the present district and the expansion despite the number of smaller scale dwellings and exterior modifications in the latter. There is little doubt that the strength of the proposed district lies in the western portion beyond Union Street. Here, the historical character and architectural integrity are less severely compromised and more compatible to the existing district. The integrity weakens slightly on the east and is particularly noticeable the vicinity of the 1000 block of West Washington due to the concentration of non-contributing structures and the north 800-900 blocks of West Jefferson where many buildings have been altered. However, the location of trees and topographic flow throughout the district have a tendency to unite the east and west areas. Furthermore, several dwellings with greater integrity dot the streetscape which, to some degree, anchors the weaker areas.

St. John's Lutheran Church (American Lutheran Church) at 729 West Washington Street should be included within the boundaries. The church would strongly contribute to the character of the historic district without disrupting the cohesiveness of the proposed and existing boundaries. Furthermore, the church is noted as being historically and architecturally significant in the Cultural Resources Survey.

Staff also has determined the greenspace opposite the 1100-1200 blocks of Garden Street should be incorporated to enhance the setting/environment.

Staff Recommendations:

Staff recommends the Historic Preservation Review Board grant preliminary approval for historic district designation of the 23 blocks south of the West Central Local Historic District by redrawing the current boundaries to include the said expansion.

Protection of this area through Historic District designation will accomplish two major public benefits:

1. The historic and architectural heritage of Fort Wayne will be preserved for future generations. At the same time, the Certification of Approval process will allow for appropriate changes to be made while still keeping the character of the neighborhood intact.
2. The neighborhood will be enhanced and preserved; therefore, potentially increasing property values, encouraging investment, and retaining residents.

For these two reasons as well as the others mentioned above, the staff recommends that the Historic Preservation Review Board approve submitting this petition to the City Council and to the Plan Commission for its review and comment.

PUBLIC HEARING SUMMARY AND HPRB VOTE

Approximately 35 members of the general public attended the public hearing held on May 16, 1985. The staff of Community Development and Planning made a brief presentation and recommended that the HPRB support the petition for the district. Six proponents spoke in favor of the District stressing the need for protection to this historic and architecturally significant neighborhood. They presented the fact that over half of the owners of lots supported the creation of a District. No opponents spoke specifically against the District, although comments were expressed that they would be unable to have control over their property if the area became a District. The HPRB voted unanimously in favor of the district.

Admn. Appr. _____

DIGEST SHEET

G-85-06-12

TITLE OF ORDINANCE West Central Local Historic District (Expansion)
Amendment to Ordinance #G-10-84

DEPARTMENT REQUESTING ORDINANCE Community Development and Planning

SYNOPSIS OF ORDINANCE Designation as a local Historic District places the structures in this geographic area under the review of the Historic Preservation Review Board and the conditions set forth in Ordinance No. G-10-84. As specified in said ordinance under Article III, Section 34-5 (d), the proposed 23 block expansion of the existing West Central Local Historic District meets the following criteria for designation: 1a, 1c, 2a, 2b, 2c, 2f, and 2g. Under the conditions of this ordinance, a property owner is required to submit an application for a Certificate of Appropriateness for H.P.R.B. approval before making any conspicuous exterior changes, other than ordinary repairs or maintenance. Conditions requiring a Certificate of Appropriateness are listed in Section 34-6a, 1 a-e, and 2 a and b.

EFFECT OF PASSAGE _____

SEE ATTACHED

EFFECT OF NON-PASSAGE _____

SEE ATTACHED

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) No City money involved.

ASSIGNED TO COMMITTEE (PRESIDENT) _____

EFFECT OF PASSAGE: The designation as a local Historic District will continue the existence, restoration, rehabilitation, and protection of historically and architecturally significant structures within this area, which is currently listed on the National Register of Historic Places. In addition, passage will encourage design compatibility between new contemporary structures and historic buildings through the design review process. Historic District designation by approving this expansion of the existing West Central Local Historic District will strengthen the preservation efforts currently in progress within the area, conserve the unique integrity of the neighborhood, and further enhance property values.

EFFECT OF NON-PASSAGE: Without the review and issuance of Certificates of Appropriateness by the Historic Preservation Review Board, inappropriate alterations and demolitions can be made to structures which will greatly diminish the historical significance and architectural integrity of the neighborhood as well as hamper the progress of historic preservation efforts of local residents.

BILL NO. G-85-06-12

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS
REFERRED AN (ORDINANCE) (~~RESOLUTION~~) amending Ordinance Number
G-10-84 dealing with Historic Preservation District

HAVE HAD SAID (ORDINANCE) (~~RESOLUTION~~) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)
(~~RESOLUTION~~) Do Pass

YES

NO

Charles B. Redd CHARLES B. REDD
CHAIRMAN

Janet G. Bradbury JANET G. BRADBURY
VICE CHAIRWOMAN

James S. Stier JAMES S. STIER

Ben A. Eisbart BEN A. EISBART

Donald J. Schmidt DONALD J. SCHMIDT

CONCURRED IN 6-25-85

SANDRA E. KENNEDY
CITY CLERK